

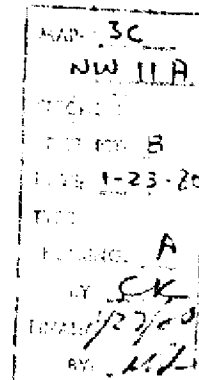
# 6-1100-28 148 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Gladys A. Owen, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure (garage) to be located in the side and front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

For other reasons to be determined at the time of the hearing.  
For practical difficulty.



Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE: 1/10/80  
ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of January, 1980.

of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of April, 1980, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE  
1/5 of Bellona Ave., 245'  
E of Clark Ave., 8th District  
GLADYS A. OWEN, Petitioner  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 80-204-A

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 19th day of March, 1980, a copy of the foregoing Order was mailed to Ms. Gladys A. Owen, 1404 Bellona Avenue, Lutherville, Maryland 21093, Petitioner.

John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Ms. Gladys A. Owen  
1404 Bellona Avenue  
Lutherville, Maryland 21093

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 29th day of January, 1980.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Gladys A. Owen

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 28, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Ms. Gladys A. Owen  
1404 Bellona Avenue  
Lutherville, Maryland 21093

RE: Item No. 148  
Petitioner - Owen  
Variance Petition

Dear Ms. Owen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a garage in the side and front yard in lieu of the required rear yard, this Variance petition is required. A review of the submitted petition forms indicates that no reason was given for your Variance request. I suggest that at the time of the scheduled hearing, your reasons for your request be fully explained.

Particular attention should be afforded to the comments of the Department of Permits and Licenses concerning the type of construction of the two walls adjacent to the interior lot line. If you have any questions concerning this matter, please feel free to contact Mr. Ted Burnham at 494-3987.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI, Chairman  
Zoning Plans Advisory Committee

NBC/sf  
Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

March 3, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #148 (1979-1980)  
Property Owner: Gladys A. Owen  
N/S Bellona Ave. 245' E. Clark Ave.  
Existing Zoning: DR 5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.  
Acres: 0.198 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Bellona Avenue, an existing public road, is proposed to be improved in the future, as a 40-foot closed section roadway on the 60-foot right-of-way in this vicinity, (Drawing #73-0459, Job Order 5-191-1). Any additional highway right-of-way widening, as may be necessary, including reversible easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design Section.

The construction or reconstruction of concrete sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #148 (1979-1980)  
Property Owner: Gladys A. Owen  
Page 2  
March 3, 1980

### Storm Drains: (Cont'd)

There is a 5-foot wide drainage and utility easement contiguous to the north-westerly outline of this property, being Lot 1 of "Flat Three, Section One, Orchard Hills", recorded W.J.R. 26, Folio 19. The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements.

### Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch public sanitary sewerage in Bellona Avenue.

Very truly yours,

ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:SS

cc: J. Somers

S-SE Key Sheet  
44 NW 3 Pos. Sheet  
NW 11 A Topo  
60 Tax Map



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #148, Zoning Advisory Committee Meeting, January 29, 1980, are as follows:

Property Owner: Gladys A. Owen  
Location: N/S Bellona Avenue 245' E. Clark Ave.  
Existing Zoning: D.R.5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard  
Acres: 0.198  
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley, Jr.  
John L. Wimbley  
Planner III  
Current Planning and Development

ORDER RECEIVED FOR FILING

DATE April 29, 1980

ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

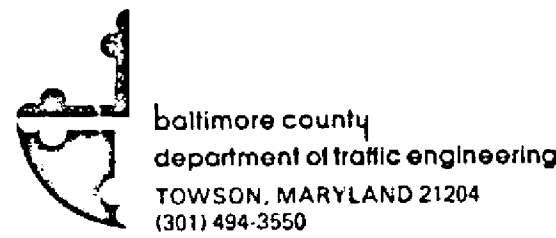
IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21<sup>st</sup> day of April, 1980, that the herein Petition for the Variance(s) to permit an accessory structure (garage) to be located in the side and front yards in lieu of the required rear yard should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning, and the issuance of a permit.

John M. H. Jones  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit \_\_\_\_\_

\_\_\_\_\_  
Zoning Commissioner of Baltimore County



STEPHENE COLLINS  
DIRECTOR

March 3, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

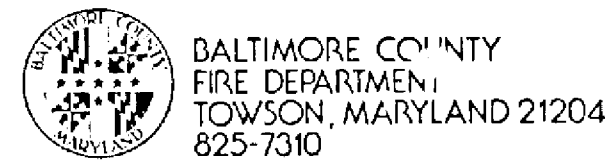
Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on Items 148 and 150 of the Zoning Advisory Committee Meeting of January 29, 1980.

Very truly yours,

Michael S. Flanigan  
Michael S. Flanigan  
Engineer Associate II

NSF/hmd



PAUL H. REINCKE  
CHIEF

February 27, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Gladys A. Owen

Location: N/S Bellona Ave. 245' E. Clark Ave.

Item No: 148 Zoning Agenda: 1-29-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER George M. McGonigle Noted and Approved: George M. McGonigle  
Planning Group Fire Prevention Bureau  
Special Inspection Division

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Gladys A. Owen  
Location: N/S Bellona Avenue 245' E. Clark Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.

Acres: 0.198  
District: 8

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICE

IJF/ew

March 24, 1980



DONALD J. ROOP, M.D., MPH  
DEPUTY STATE & COUNTY HEALTH OFFICER

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Gladys A. Owen  
Location: N/S Bellona Avenue 245' E. Clark Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.  
Acres: 0.198  
District: 8

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICE

IJF/ew

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Gladys A. Owen  
Location: N/S Bellona Avenue 245' E. Clark Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.

Acres: 0.198  
District: 8

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICE

IJF/ew

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Gladys A. Owen  
Location: N/S Bellona Avenue 245' E. Clark Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.

Acres: 0.198  
District: 8

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICE

IJF/ew

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Gladys A. Owen  
Location: N/S Bellona Avenue 245' E. Clark Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.

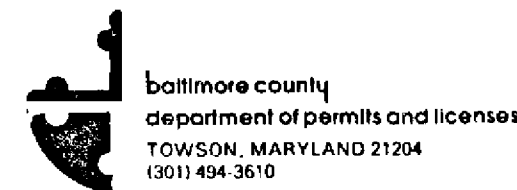
Acres: 0.198  
District: 8

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICE

IJF/ew



Ted Zaleski, Jr.  
DIRECTOR

February 4, 1980

Jr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Zoning Advisory Committee Meeting, January 29, 1980  
are as follows:

Property Owner: Gladys A. Owen  
Location: N/S Bellona Ave. 245' E Clark Ave.  
Existing Zoning: R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.

Acres: 0.198  
District: 8th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1978 Edition, State of Maryland Code for the Handicapped and aged and other applicable codes.
  - X B. A building permit shall be required before construction can begin.
  - C. Additional \_\_\_\_\_ Permits shall be required.
  - D. Building shall be upgraded to new use - requires alteration permit.
  - E. Three sets of construction drawings will be required to file an application for a building permit.
  - F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
  - X G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
  - X H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.
  - I. No Comment.
  - X J. Comment: Set building 6'0" from property line or the two walls adjacent to the interior lot line shall be one hour fireresistive construction.
- NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 24, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: January 29, 1980

RE: Item No: 144, 148, 149, 150  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/hp

## DESCRIPTION OF VARIANCE

Located on the North side of Bellona Avenue, 245' feet East of Clark Lane. Known as Lot #1 as shown on Plat 3 Section 1 "Orchard Hills" Recorded in the land records of Baltimore County in Plat Book 26, Folio 19.  
Also known as 1404 Bellona Avenue.

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

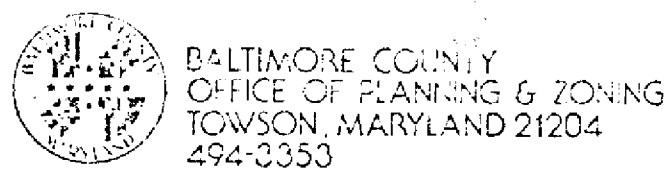
Property Owner: Gladys A. Owen  
Location: N/S Bellona Avenue 245' E. Clark Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.  
Acres: 0.198  
District: 8

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICE

IJF/mw



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 28, 1980

Ms. Gladys A. Owen  
1404 Bellona Avenue  
Lutherville, Maryland 21093

RE: Petition for Variance  
N/S of Bellona Avenue, 245' E of  
Clark Avenue - 8th Election District  
Gladys A. Owen - Petitioner  
NO. 80-204-A (Item No. 148)

Dear Ms. Owen:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

## PETITION FOR VARIANCE

8th District

ZONING: Petition for Variance for an accessory structure  
LOCATION: North side of Bellona Avenue, 245 feet East of Clark Avenue  
DATE & TIME: Thursday, April 10, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure (garage) to be located in the side and front yard in lieu of the required rear yard

The Zoning Regulation to be excepted as follows:

Section 400.1 - Accessory Buildings in Residence Zones

All that parcel of land in the Eighth District of Baltimore County

Being the property of Gladys A. Owen, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 10, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
John D. Seyffert, Director  
Office of Planning and Zoning  
TO: \_\_\_\_\_  
FROM: \_\_\_\_\_  
SUBJECT: Petition No. 80-204-A Item 148

Date: March 12, 1980

Petition for Variance for an accessory structure  
North side of Bellona Avenue, 245 feet East of Clark Avenue  
Petitioner: Gladys A. Owen

Eighth District

HEARING: Thursday, April 10, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab

Ms. Gladys A. Owen  
1404 Bellona Avenue  
Lutherville, Maryland 21093

## NOTICE OF HEARING

RE: Petition for Variance - N/S Bellona Ave., 245' E of Clark Avenue  
Case No. 80-204-A

TIME: 9:30 A.M.

DATE: Thursday, April 10, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY





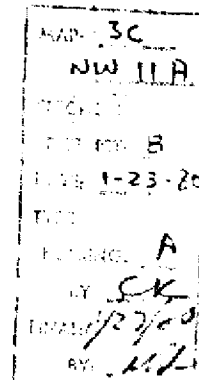
# 6-1100-28 148 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Gladys A. Owen, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure (garage) to be located in the side and front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

For other reasons to be determined at the time of the hearing.  
For practical difficulty.



Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE: 1/10/80  
ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of January, 1980.

of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of April, 1980, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE  
1/5 of Bellona Ave., 245'  
E of Clark Ave., 8th District  
GLADYS A. OWEN, Petitioner  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 80-204-A

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 19th day of March, 1980, a copy of the foregoing Order was mailed to Ms. Gladys A. Owen, 1404 Bellona Avenue, Lutherville, Maryland 21093, Petitioner.

John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Ms. Gladys A. Owen  
1404 Bellona Avenue  
Lutherville, Maryland 21093

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 29th day of January, 1980.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Gladys A. Owen

Petitioner's Attorney Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 28, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Ms. Gladys A. Owen  
1404 Bellona Avenue  
Lutherville, Maryland 21093

RE: Item No. 148  
Petitioner - Owen  
Variance Petition

Dear Ms. Owen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a garage in the side and front yard in lieu of the required rear yard, this Variance petition is required. A review of the submitted petition forms indicates that no reason was given for your Variance request. I suggest that at the time of the scheduled hearing, your reasons for your request be fully explained.

Particular attention should be afforded to the comments of the Department of Permits and Licenses concerning the type of construction of the two walls adjacent to the interior lot line. If you have any questions concerning this matter, please feel free to contact Mr. Ted Burnham at 494-3987.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI, Chairman  
Zoning Plans Advisory Committee

NBC/sf  
Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

March 3, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #148 (1979-1980)  
Property Owner: Gladys A. Owen  
N/S Bellona Ave. 245' E. Clark Ave.  
Existing Zoning: DR 5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.  
Acres: 0.198 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Bellona Avenue, an existing public road, is proposed to be improved in the future, as a 40-foot closed section roadway on the 60-foot right-of-way in this vicinity, (Drawing #73-0459, Job Order 5-191-1). Any additional highway right-of-way widening, as may be necessary, including reversible easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design Section.

The construction or reconstruction of concrete sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #148 (1979-1980)  
Property Owner: Gladys A. Owen  
Page 2  
March 3, 1980

### Storm Drains: (Cont'd)

There is a 5-foot wide drainage and utility easement contiguous to the north-westerly outline of this property, being Lot 1 of "Flat Three, Section One, Orchard Hills", recorded W.J.R. 26, Folio 19. The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements.

### Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch public sanitary sewerage in Bellona Avenue.

Very truly yours,

ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:SS

cc: J. Somers

S-SE Key Sheet  
44 NW 3 Pos. Sheet  
NW 11 A Topo  
60 Tax Map



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #148, Zoning Advisory Committee Meeting, January 29, 1980, are as follows:

Property Owner: Gladys A. Owen  
Location: N/S Bellona Avenue 245' E. Clark Ave.  
Existing Zoning: D.R.5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard  
Acres: 0.198  
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley, Jr.  
John L. Wimbley  
Planner III  
Current Planning and Development

ORDER RECEIVED FOR FILING

DATE April 29, 1980

ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

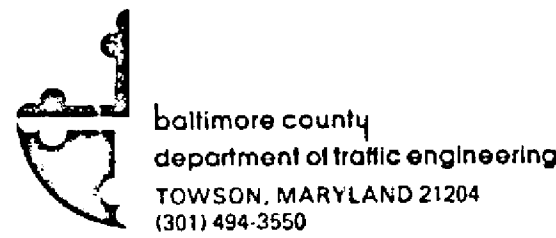
IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21<sup>st</sup> day of April, 1980, that the herein Petition for the Variance(s) to permit an accessory structure (garage) to be located in the side and front yards in lieu of the required rear yard should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jones  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

\_\_\_\_\_  
Zoning Commissioner of Baltimore County



STEPHENE COLLINS  
DIRECTOR

March 3, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on Items 148 and 150 of the Zoning Advisory Committee Meeting of January 29, 1980.

Very truly yours,

Michael S. Flanigan  
Michael S. Flanigan  
Engineer Associate II

NSF/hmd



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

February 27, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Gladys A. Owen

Location: N/S Bellona Ave. 245' E. Clark Ave.

Item No: 148 Zoning Agenda: 1-29-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

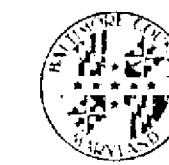
( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER George M. McGonigle Noted and Approved: George M. McGonigle  
Planning Group Fire Prevention Bureau  
Special Inspection Division



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., MPH  
DEPUTY STATE & COUNTY HEALTH OFFICER

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Gladys A. Owen  
Location: N/S Bellona Avenue 245' E. Clark Avenue  
Existing Zoning: E.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.  
Acres: 0.198  
District: 8

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

Ian J. Forrest  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICE

IJF/ew

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Gladys A. Owen  
Location: N/S Bellona Avenue 245' E. Clark Avenue  
Existing Zoning: E.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.  
Acres: 0.198  
District: 8

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

Ian J. Forrest  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICE

IJF/ew

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Gladys A. Owen  
Location: N/S Bellona Avenue 245' E. Clark Avenue  
Existing Zoning: E.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.  
Acres: 0.198  
District: 8

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

Ian J. Forrest  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICE

IJF/ew

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Gladys A. Owen  
Location: N/S Bellona Avenue 245' E. Clark Avenue  
Existing Zoning: E.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.  
Acres: 0.198  
District: 8

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

Ian J. Forrest  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICE

IJF/ew

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Gladys A. Owen  
Location: N/S Bellona Avenue 245' E. Clark Avenue  
Existing Zoning: E.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.  
Acres: 0.198  
District: 8

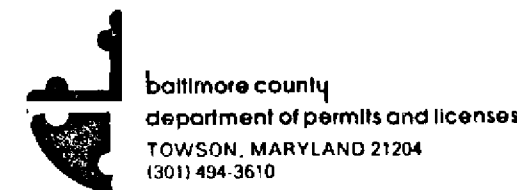
Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

Ian J. Forrest  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICE

IJF/ew





Ted Zaleski, Jr.  
DIRECTOR

February 4, 1980

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 24, 1980

### DESCRIPTION OF VARIANCE

Located on the North side of Bellona Avenue, 245' feet East of Clark Lane. Known as Lot #1 as shown on Plat 3 Section 1 "Orchard Hills" Recorded in the land records of Baltimore County in Plat Book 26, Folio 19.  
Also known as 1404 Bellona Avenue.

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: January 29, 1980

RE: Item No: 144, 148, 149, 150  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/hp

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Toning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Gladys A. Owen  
Location: N/S Bellona Avenue 245' E. Clark Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.  
Acres: 0.192  
District: 8

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICE

IJF/mw

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204  
Dear Mr. Hammond:  
Comments on Item # 148 Zoning Advisory Committee Meeting, January 29, 1980 are as follows:

Property Owner: Gladys A. Owen  
Location: N/S Bellona Ave. 245' E Clark Ave.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.

Acres: 0.198  
District: 8th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1978 Edition, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional \_\_\_\_\_ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- X G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- X H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.
- I. No Comment.
- X J. Comment: Set building 6'0" from property line or the two walls adjacent to the interior lot line shall be one hour fireresistive construction.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

### PETITION FOR VARIANCE

8th District

ZONING: Petition for Variance for an accessory structure  
LOCATION: North side of Bellona Avenue, 245 feet East of Clark Avenue  
DATE & TIME: Thursday, April 10, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure (garage) to be located in the side and front yard in lieu of the required rear yard

The Zoning Regulation to be excepted as follows:

Section 400.1 - Accessory Buildings in Residence Zones

All that parcel of land in the Eighth District of Baltimore County

Being the property of Gladys A. Owen, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 10, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: John D. Seyffert, Director  
Office of Planning and Zoning  
FROM: Petition No. 80-204-A item 143  
SUBJECT: Petition for Variance for an accessory structure  
North side of Bellona Avenue, 245 feet East of Clark Avenue  
Petitioner: Gladys A. Owen

Date: March 12, 1980

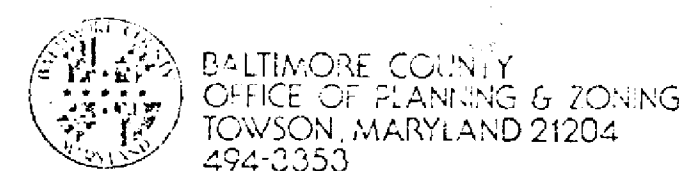
Eighth District

HEARING: Thursday, April 10, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 28, 1980

Ms. Gladys A. Owen  
1404 Bellona Avenue  
Lutherville, Maryland 21093

RE: Petition for Variance  
N/S of Bellona Avenue, 245' E of  
Clark Avenue - 8th Election District  
Gladys A. Owen - Petitioner  
NO. 80-204-A (Item No. 148)

Dear Ms. Owen:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*JEAN M. H. JUNG*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

Ms. Gladys A. Owen  
1404 Bellona Avenue  
Lutherville, Maryland 21093

### NOTICE OF HEARING

RE: Petition for Variance - N/S Bellona Ave., 245' E of Clark Avenue  
Case No. 80-204-A

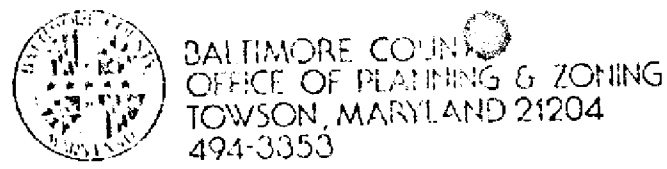
TIME: 9:30 A.M.

DATE: Thursday, April 10, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

March 26, 1980

Mrs. Gladys A. Owen  
1404 Bellona Avenue  
Lutherville, Maryland 21093

RE: Petition for Variance  
N/3 Bellona Ave., 245' E of  
Clark Avenue  
Case No. 80-204-A

Dear Sir:

This is to advise you that \$13.13 is due for  
advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and  
remit to Sondra Jones, Room 113, County Office Building, Towson,  
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEL:sj

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 8th Date of Posting: MARCH 24, 1980  
Posted for: PETITION FOR VARIANCE  
Petitioner: GLADYS A. OWEN  
Location of property: N/3 BELLONA AVE., 245' E CLARK AVENUE  
Location of Signs: FRONT 1404 BELLONA AVE.  
Remarks: William E. Hammond  
Posted by: Signature Date of return: MARCH 25, 1980

1-SIGN

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 16th day of March, 1980.

Filing Fee \$25.00 Received: ☒ Check  
☐ Cash  
☐ Other

William E. Hammond, Zoning Commissioner

Petitioner: Gladys A. Owen Submitted by: Carol S. Sorenson  
Petitioner's Attorney: Reviewed by: William E. Hammond

This is not to be interpreted as acceptance of the Petition for assignment of a  
hearing date. It is 148

PETITION FOR VARIANCE

8th District  
Zoning: Petition for Variance  
for an accessory structure  
Location: North side  
Bellona Avenue, 245 feet east of  
Clark Avenue.  
Date & Time: Thursday, April  
10, 1980 at 9:30 A.M.  
Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.  
The Zoning Commissioner of  
Baltimore County, by authority of  
the Zoning Act and Regulations of  
Baltimore County, will hold a public  
hearing.  
Petition for Variance to permit  
an accessory structure (garage) to be  
located in the side and front yard in  
lieu of the required rear yard.  
The Zoning Regulation to be ex-  
cepted as follows:  
Section 400.1 - accessory  
buildings in residence zones.  
All that parcel of land in the  
Eighth District of Baltimore  
County.  
Located on the north side of  
Bellona Avenue, 245 feet East of  
Clark Avenue. Known as Lot 1 as  
shown on Plat 3 Section 1  
"Orchard Hills" recorded in the  
Land Records of Baltimore  
County in "at Book 26, folio 19".  
Also known as 404 Bellona  
Avenue.  
Being the property of Gladys  
A. Owen, as shown on plat plan  
filed with the Zoning  
Department.  
Hearing Date:  
THURSDAY, APRIL 10, 1980  
AT 9:30 A.M.  
Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.  
BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County

The Essex Times

Essex, Md., March 19, 1980

This is to Certify, That the annexed

Petition for Variance

was inserted in The Essex Times, a newspaper  
printed and published in Baltimore County, once in

each of one successive  
weeks before the 20th day of

April, 1980  
Publisher.

PETITION FOR VARIANCE  
8th DISTRICT  
ZONING: Petition for Variance for  
an accessory structure  
LOCATION: North side of Bellona  
Avenue, 245 feet East of Clark Ave-  
nue.  
DATE & TIME: Thursday, April 10,  
1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson, Md.  
The Zoning Commissioner of Bal-  
timore County, by authority of the  
Zoning Act and Regulations of  
Baltimore County, will hold a public  
hearing.  
Petition for Variance to permit an  
accessory structure (garage) to be  
located in the side and front yard in  
lieu of the required rear yard.  
The Zoning Regulation to be ex-  
cepted as follows:  
Section 400.1 - Accessory Buildings  
in Residence Zones.  
All that parcel of land in the  
Eighth District of Baltimore County  
located on the North side of Bel-  
lona Avenue, 245 feet East of Clark  
Avenue. Known as Lot #1 as shown  
on Plat 3 Section 1 "Orchard Hills"  
Recorded in the Land Records of Bal-  
timore County in Plat Book 26, folio  
19.  
Also known as 404 Bellona Ave-  
nue.  
Being the property of Gladys A.  
Owen, as shown on plat plan filed  
with the Zoning Department.  
Hearing Date: Thursday, April 10,  
1980 at 9:30 A.M.  
Public Hearing: Room 106, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland.  
By Order of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Mar. 20

DUPLICATE  
CERTIFICATE OF PUBLICATION

TOWSON, MD., March 20, 1980

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., on one check  
for one time before the 10th

day of April, 1980, the first publication  
appearing on the 20th day of March

1980.

THE JEFFERSONIAN  
B. Frank Strick  
Manager.

Cost of Advertisement, \$ 17.50

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: April 2, 1980 ACCOUNT: 01-662

AMOUNT: \$13.13

RECEIVED: Gladys A. Owen

FOR: Filing Fee for Case No. 80-204-A

FOR: Advertising and Posting for Case No. 80-204-A

AMOUNT: \$13.13

DATE: April 2, 1980

AMOUNT: \$13.13

DATE: April 2, 1980

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